

PRELIMINARY PLAN NOTES:

- 1. (O/D.R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.
- 2. THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. FIRM COMMUNITY PANEL NO's. 48041C 0141C & 0142C, JULY 2, 1992.
- 3. SETBACKS ARE AS SPECIFIED IN THE SUBDIVISION DEVELOPMENT ORDINANCE (NO. 1074), AMENDED BY (NO. 1261) EFFECTIVE DECEMBER 8, 2000.
- 4. BASIS OF BEARING: NORTH ORIENTATION IS BASED ON GRID NORTH PER GPS OBSERVATIONS.
- 5. NO IMPROVEMENTS ON THIS PROPERTY ENCROACH ON ADJACENT PROPERTY NOR DO ANY IMPROVEMENTS ON ADJACENT PROPERTY ENCROACH ON THIS PROPERTY, EXCEPT AS SHOWN.

METES AND BOUNDS DESCRIPTION

0.874 ACRE TRACT JOHN AUSTIN LEAGUE, A-9 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 9, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 0.8632 ACRE TRACT AS DESCRIBED BY A DEED TO PANAGIOTIS KOUNTAKIS RECORDED IN VOLUME 1687, PAGE 94 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE EAST LINE OF VILLA MARIA ROAD (100' R.O.W.) MARKING THE NORTHWEST CORNER OF SAID 0.8632 ACRE TRACT AND A SOUTHWEST CORNER OF LOT 2, BLOCK 1, CRESTVIEW REST HOME SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 648, PAGE 257 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 73E 35' 52" E ALONG THE COMMON LINE OF SAID LOT 2 AND SAID 0.8632 ACRE TRACT FOR A DISTANCE OF 226.84 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID

THENCE: S 17E 13' 50" W CONTINUING ALONG THE COMMON LINE OF SAID LOT 2 AND SAID 0.8632 ACRE TRACT FOR A DISTANCE OF 56.24 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF THE REMAINDER OF LOT 3, BLOCK 1, CRESTVIEW REST HOME SUBDIVISION;

THENCE: S 17E 16' 45" W ALONG THE COMMON LINE OF SAID 0.8632 ACRE TRACT AND SAID REMAINDER OF LOT 3 FOR A DISTANCE OF 134.20 FEET TO A 5/8 INCH IRON ROD SET ON THE EXISTING NORTHEAST LINE

OF E. 29TH STREET MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT; THENCE: N 72E 38' 04" W ALONG THE EXISTING NORTHEAST LINE OF E. 29TH STREET (75' R.O.W. AT THIS POINT) FOR A DISTANCE OF 176.51 FEET TO A 5/8 INCH IRON ROD SET ON THE EAST LINE OF VILLA MARIA

ROAD MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT; THENCE: N 02E 11' 10" E ALONG THE EAST LINE OF VILLA MARIA ROAD FOR A DISTANCE OF 193.37 FEET TO THE POINT OF BEGINNING CONTAINING 0.874 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND MARCH, 2006. FOR MORE DESCRIPTIVE INFORMATION SEE PLAT PREPARED MARCH, 2006. BEARING

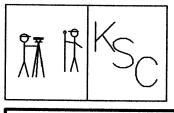
SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

PRELIMINARY PLAN PETE'S EXXON

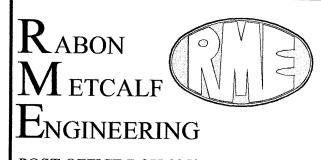
LOT 1, BLOCK ONE 0.874 ACRES INCLUDING ALL OF A

CALLED 0.8632 ACRE TRACT VOLUME 1687, PAGE 94 JOHN AUSTIN LEAGUE, A-9 BRYAN, BRAZOS COUNTY, TEXAS Development of the SURVEYED: MARCH 12, 2006

MAR 2 8 2006



SURVEYED BY: KERR SURVEYING, LLC 505 CHURCH STREET, P.O. BOX 269 COLLEGE STATION, TEXAS 77841 PHONE (979) 268-3195



POST OFFICE BOX 9253 COLLEGE STATION, TEXAS 77842 EMAIL: rmengineer@verizon.net

OFFICE - (979) 690-0329 FAX - (979) 690-0329 CELL - (979) 219-4174

PREMIER BUILDERS, INC. c/o CHARLES TAYLOR, III 2402 BROADMOOR BLDG. D, STE. 101 BRYAN, TX 77802 OFF: (979) 776-2212 FAX: (979) 776-2214 FILENAME: 0269PP1A | SCALE: 1" = 20' SUBMITTAL DATE: MARCH 21, 2006

CLIENT INFORMATION

RAWN BY: C.E.H. HECKED BY: R.A.M. TELD BOOK: N/A PAGES: N/A

RABON METCALF ENGINEERING CLIENT NO. PROJECT NO 199 - 0274